

PREVAILED	Roll Call No. _____
FAILED	Ayes _____
WITHDRAWN	Noes _____
RULED OUT OF ORDER	

HOUSE MOTION _____

MR. SPEAKER:

I move that House Bill 1136 be amended to read as follows:

- 1 Page 1, between the enacting clause and line 1, begin a new
- 2 paragraph and insert:
- 3 "SECTION 1. IC 32-25-4-3 IS AMENDED TO READ AS
- 4 FOLLOWS [EFFECTIVE JULY 1, 2006]: Sec. 3. (a) Each
- 5 condominium unit owner is entitled to an undivided interest in the
- 6 common areas and facilities as designated in the declaration. Except as
- 7 provided in subsection (b), the undivided interest must be expressed as
- 8 a percentage interest based on:
- 9 (1) the size of the unit in relation to the size of all units in the
- 10 condominium;
- 11 (2) the value of each condominium unit in relation to the value of
- 12 all condominium units in the condominium; or
- 13 (3) the assignment of an equal percentage undivided interest to
- 14 each condominium unit.
- 15 An undivided interest allocated to each condominium unit in
- 16 accordance with this subsection must be indicated in a schedule of
- 17 undivided interests in the declaration. However, if the declaration does
- 18 not specify the method of allocating the percentage undivided interests,
- 19 an equal percentage undivided interest applies to each condominium
- 20 unit. The total undivided interests allocated in accordance with
- 21 subdivision (1) or (2) must equal one hundred percent (100%).
- 22 (b) With respect to an expandable condominium, the declaration
- 23 may allocate undivided interests in the common area on the basis of
- 24 value if:
- 25 (1) the declaration prohibits the creation of any condominium

- 1 units not substantially identical to the condominium units depicted
2 on the recorded plans of the declaration; or
3 (2) the declaration:
- 4 (A) prohibits the creation of any condominium units not
5 described in the initial declaration; and
 - 6 (B) contains a statement on the value to be assigned to each
7 condominium unit created after the date of the declaration.
- 8 (c) Interests in the common areas may not be allocated to any
9 condominium units to be created within any additional land until the
10 plats and plans and supplemental declaration depicting the
11 condominium units to be created are recorded. Simultaneously with the
12 recording of the plats and plans for the condominium units to be
13 created, the declarant must execute and record an amendment to the
14 initial declaration reallocating undivided interests in the common areas
15 so that the future condominium units depicted on the plats and plans
16 will be allocated undivided interests in the common areas on the same
17 basis as the condominium units depicted in the prior recorded plats and
18 plans.
- 19 (d) Except as provided in **section 3.5 of this chapter and in**
20 **IC 32-25-8-3**, the undivided interest of the owner of the condominium
21 unit in the common areas and facilities, as expressed in the declaration,
22 is permanent and may not be altered without the consent of the
23 co-owners. A consent to alteration must be stated in an amended
24 declaration, and the amended declaration must be recorded. The
25 undivided interest may not be transferred, encumbered, disposed of, or
26 separated from the condominium unit to which it appertains, and any
27 purported transfer, encumbrance, or other disposition is void. The
28 undivided interest is considered to be conveyed or encumbered with the
29 condominium unit to which it appertains even though the undivided
30 interest is not expressly mentioned or described in the conveyance or
31 other instrument.
- 32 (e) The common areas and facilities shall remain undivided. A
33 condominium unit owner or any other person may bring an action for
34 partition or division of any part of the common areas and facilities if the
35 property has been removed from this chapter as provided in
36 IC 32-25-8-12 and IC 32-25-8-16. Any covenant to the contrary is void.
- 37 (f) Each condominium unit owner:
- 38 (1) may use the common areas and facilities in accordance with
39 the purpose for which the common areas and facilities were
40 intended; and
 - 41 (2) may not, in the owner's use of the common areas and facilities,
42 hinder or encroach upon the lawful rights of the other co-owners.
- 43 (g) The:
- 44 (1) necessary work of:
 - 45 (A) maintenance;
 - 46 (B) repair; and
 - 47 (C) replacement;

1 of the common areas and facilities; and
 2 (2) making of any additions or improvements to the common areas
 3 and facilities;

4 may be carried out only as provided in this chapter and in the bylaws.

5 (h) The association of condominium unit owners has the irrevocable
 6 right, to be exercised by the manager or board of directors, to have
 7 access to each condominium unit from time to time during reasonable
 8 hours as is necessary for:

9 (1) the maintenance, repair, or replacement of any of the common
 10 areas and facilities:

11 (A) in the condominium unit; or

12 (B) accessible from the condominium unit; or

13 (2) making emergency repairs in the condominium unit necessary
 14 to prevent damage to:

15 (A) the common areas and facilities; or

16 (B) another condominium unit.

17 SECTION 2. IC 32-25-4-3.5 IS ADDED TO THE INDIANA
 18 CODE AS A NEW SECTION TO READ AS FOLLOWS
 19 [EFFECTIVE JULY 1, 2006]: **Sec. 3.5. (a) Except as otherwise**
 20 **provided in a statement described in:**

21 **(1) IC 32-25-7-1(a)(10) and included in:**

22 **(A) the declaration; or**

23 **(B) an amendment to the declaration, if the amendment is**
 24 **approved by the majority of co-owners; or**

25 **(2) IC 32-25-8-2(12) and included in:**

26 **(A) the bylaws; or**

27 **(B) an amendment to the bylaws, if the amendment is**
 28 **approved by the percentage of votes set forth in the bylaws**
 29 **under IC 32-25-8-2(11);**

30 **part or all of the common areas and facilities of a condominium**
 31 **may be conveyed or subjected to a security interest by the**
 32 **association of co-owners if the majority of co-owners, including a**
 33 **majority of the co-owners of condominium units not owned by the**
 34 **declarant, agree to the action. However, if the common areas and**
 35 **facilities proposed to be conveyed or encumbered under this section**
 36 **include any limited common areas and facilities, all the owners of**
 37 **the limited common areas and facilities to be conveyed or**
 38 **encumbered must agree to the conveyance or encumbrance.**

39 **(b) An agreement to convey or encumber common areas and**
 40 **facilities under this section must be evidenced by an agreement:**

41 **(1) executed in the same manner as a deed or any other**
 42 **instrument recognized by the state for the conveyance or**
 43 **transfer of interests in title; and**

44 **(2) signed by:**

45 **(A) the majority of co-owners, as required by this section;**
 46 **or**

47 **(B) another percentage of co-owners specified in a**

1 **statement described in subsection (a)(1) through (a)(2).**
 2 **An agreement under this subsection is effective upon being**
 3 **recorded.**

4 **(c) Proceeds from the conveyance or encumbrance of common**
 5 **areas and facilities under this section shall be distributed to**
 6 **co-owners as common profits under IC 32-25-8-6. However, if the**
 7 **common areas and facilities conveyed or encumbered under this**
 8 **section include limited common areas and facilities, proceeds from**
 9 **the conveyance or encumbrance of the limited common areas and**
 10 **facilities shall be distributed to the owners of the limited common**
 11 **areas and facilities according to the percentage of the owners'**
 12 **undivided interest in the limited common areas and facilities.**

13 **(d) A conveyance or encumbrance not made in accordance with:**
 14 **(1) this section; or**
 15 **(2) a statement described in subsection (a)(1) through (a)(2);**
 16 **is void.**

17 SECTION 3. IC 32-25-7-1 IS AMENDED TO READ AS
 18 FOLLOWS [EFFECTIVE JULY 1, 2006]: Sec. 1. (a) The owner of the
 19 land on which a condominium is declared shall record with the recorder
 20 of the county in which the land is situated a declaration. Except as
 21 provided in section 2 or 3 of this chapter, the declaration must include
 22 the following:

- 23 (1) A description of the land on which the building and
 24 improvements are or are to be located.
 25 (2) A description of the building, stating:
 26 (A) the number of stories and basements; and
 27 (B) the number of condominium units.
 28 (3) A description of the common areas and facilities.
 29 (4) A description of the limited common areas and facilities, if
 30 any, stating to which condominium units their use is reserved.
 31 (5) The percentage of undivided interest in the common areas and
 32 facilities appertaining to each condominium unit and its owner for
 33 all purposes, including voting.
 34 (6) A statement of the percentage of votes by the condominium
 35 unit owners required to determine whether to:
 36 (A) rebuild;
 37 (B) repair;
 38 (C) restore; or
 39 (D) sell;
 40 the property if all or part of the property is damaged or destroyed.
 41 (7) Any covenants and restrictions in regard to the use of:
 42 (A) the condominium units; and
 43 (B) common areas and facilities.
 44 (8) Any further details in connection with the property that:
 45 (A) the person executing the declaration considers desirable;
 46 and
 47 (B) are consistent with this article.

- 1 (9) The method by which the declaration may be amended in a
 2 manner consistent with this chapter.
- 3 **(10) A statement of the percentage of votes by the**
 4 **condominium unit owners required to convey or encumber**
 5 **part or all of the common areas and facilities. If the**
 6 **declaration does not include a statement under this**
 7 **subdivision, IC 32-25-4-3.5 applies.**
- 8 (b) A true copy of the bylaws shall be annexed to and made a part
 9 of the declaration.
- 10 (c) The record of the declaration shall contain a reference to the:
 11 (1) book;
 12 (2) page; and
 13 (3) date of record;
 14 of the floor plans of the building affected by the declaration.
- 15 SECTION 4. IC 32-25-8-2 IS AMENDED TO READ AS
 16 FOLLOWS [EFFECTIVE JULY 1, 2006]: Sec. 2. The bylaws must
 17 provide for the following:
- 18 (1) With respect to the board of directors:
 19 (A) the election of the board from among the co-owners;
 20 (B) the number of persons constituting the board;
 21 (C) the expiration of the terms of at least one-third (1/3) of the
 22 directors annually;
 23 (D) the powers and duties of the board, including whether the
 24 board may engage the services of a manager or managing
 25 agent;
 26 (E) the compensation, if any, of the directors; and
 27 (F) the method of removal from office of directors.
- 28 (2) The method of calling meetings of the co-owners and the
 29 percentage, if other than a majority of co-owners, that constitutes
 30 a quorum.
- 31 (3) The election from among the board of directors of a president,
 32 who shall preside over the meetings of:
 33 (A) the board of directors; and
 34 (B) the association of co-owners.
- 35 (4) The election of a secretary, who shall keep the minute book in
 36 which resolutions shall be recorded.
- 37 (5) The election of a treasurer, who shall keep the financial
 38 records and books of account.
- 39 (6) The maintenance, repair, and replacement of the common
 40 areas and facilities and payments for that maintenance, repair, and
 41 replacement, including the method of approving payment
 42 vouchers.
- 43 (7) The manner of collecting from each condominium owner the
 44 owner's share of the common expenses.
- 45 (8) The designation and removal of personnel necessary for the
 46 maintenance, repair, and replacement of the common areas and
 47 facilities.

- 1 (9) The method of adopting and of amending administrative rules
- 2 governing the details of the operation and use of the common
- 3 areas and facilities.
- 4 (10) The restrictions on and requirements respecting the use and
- 5 maintenance of the condominium units and the use of the common
- 6 areas and facilities that are:
- 7 (A) not set forth in the declaration; and
- 8 (B) designed to prevent unreasonable interference with the use
- 9 of their respective units and of the common areas and facilities
- 10 by the several co-owners.
- 11 (11) The percentage of votes required to amend the bylaws.
- 12 **(12) A statement of the percentage of votes by the**
- 13 **condominium unit owners required to convey or encumber**
- 14 **part or all of the common areas and facilities. If the bylaws do**
- 15 **not include a statement under this subdivision, IC 32-25-4-3.5**
- 16 **applies.**
- 17 ~~(12)~~ **(13)** Other provisions consistent with this article considered
- 18 necessary for the administration of the property."
- 19 Renumber all SECTIONS consecutively.
- (Reference is to HB 1136 as printed January 25, 2006.)

Representative Heim